

**NOTICE OF TYPE II  
DEVELOPMENT REVIEW  
APPLICATION AND OPTIONAL  
SEPA DETERMINATION OF  
NON-SIGNIFICANCE**

(Form DS1301A)



The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the County expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

**Closing Date for Public Comments:**  
**June 16, 2009**

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Development Services Division, 1300 Franklin Street, 3<sup>rd</sup> Floor, Vancouver, Washington.

**Date of this notice: June 2, 2009**

**Project Name: HAZEL DELL SQUARE SHORT PLAT**

**Case Number: PLD2009-00021; SEP2009-00036**

**Location: 7604 NE 5<sup>th</sup> Avenue**

**Request:** The applicant is requesting to short plat an approximately 4.26 acres into two commercial lots in the General Commercial (GC) zoning district.

**Applicant:** Hazel Dell Square, LLC  
19767 SW 72<sup>nd</sup> Avenue, Suite 100  
Tualatin, OR 97062  
(503)254-1976; (503)654-9188 fax  
[ryan@gramor.com](mailto:ryan@gramor.com)

**Contact Person:** Olson Engineering, Inc.  
Attn.: Mike Odren  
1111 Broadway  
Vancouver, WA 98660  
Phone: (360)695-1385; Fax: (360)695-8117 fax  
E-mail: [mikeo@olsonengr.com](mailto:mikeo@olsonengr.com)

**Property Owner:** Hazel Dell Square, LLC  
19767 SW 72<sup>nd</sup> Avenue, Suite 100  
Tualatin, OR 97062

**Zoning:** GC

**Comp Plan Designation:** GC

**Parcel Number(s):** 148227-000

**Township:** 2N      **Range:** 1E      **¼ of Section:** NE ¼ of Sec 10

**Applicable Code Sections**

Clark County Code (CCC) Chapter: 40.350 (Transportation), 40.350.020 (Transportation Concurrency), 40.380 (Storm Water Drainage and Erosion Control), 15.12 (Fire Code), 40.540.030 (Short Plat), 40.610 (Impact Fees), 40.230.010 (Commercial Districts, GC), 40.500 (Procedure), 40.570.080 (SEPA), 40.570.080 (C) (3) (k) (Historic & Cultural Preservation), RCW 58.17 (State Platting Laws)

**Neighborhood Contact:**

**NE Hazel Dell Neighborhood Association**

Bud Van Cleve, President  
1407 NE 68 Street  
Vancouver, WA 98665  
695-1466  
E-mail to Bud Van Cleve: BSVANC@aol.com

**Staff Contact Person:**

Planner Name: Michael Uduk (360) 397-2375, ext. 4385; [michael.uduk@clark.wa.gov](mailto:michael.uduk@clark.wa.gov)  
Team Leader Name: Travis Goddard (360) 397-2375, ext. 4180

**Please email SEPA comments to:**  
[rosie.hsiao@clark.wa.gov](mailto:rosie.hsiao@clark.wa.gov)

**Responsible Official:** Michael V. Butts, Development Services Manager  
Public Service Center, Department of Community Development, 1300 Franklin Street, P.O. Box 9810, Vancouver, WA 98666-9810

**Application Filing date: May 5, 2009**  
**Fully Complete Date: May 19, 2009**

**SEPA Options:**

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

**Timelines/Process:**

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

**Appeal Process:**

The responsible official's decision on the application may be appealed to the County Hearings Examiner by the applicant or any person or group that qualifies as a "Part of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline. Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

**SEPA Appeals:**

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

A **procedural or substantive appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

**Information Available on the County Web Page:**

- “Weekly Preliminary Plan Review Status Report,” (includes current applications, staff reports and final decisions):  
(<http://www.clark.wa.gov/commdev/active-landuseN.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:  
(<http://www.clark.wa.gov/commdev/agendasN.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:  
(<http://www.clark.wa.gov/commdev/applicationsN.html>) (*Landuse*)

**Phone: (360) 397-2375; Fax: (360) 397-2011**

**Web Page at: <http://www.clark.wa.gov>**

**Attachments:**

- Proposed project site/land division plan
- Map of property owners receiving notice

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**Agency Distribution:**

This notice is being provided to the following agencies with jurisdiction whose services maybe impacted by implementation of this proposal:

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Department of Community Development Development Services Development Engineering Fire Marshal's Office Clark County Health Department Clark County Public Works Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District # 6 Clark Public Utilities Clark Regional Wastewater District/City of Vancouver Water/Sewer
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran Neighborhood Association

**Add Attachment for Agencies:**

- SEPA checklist